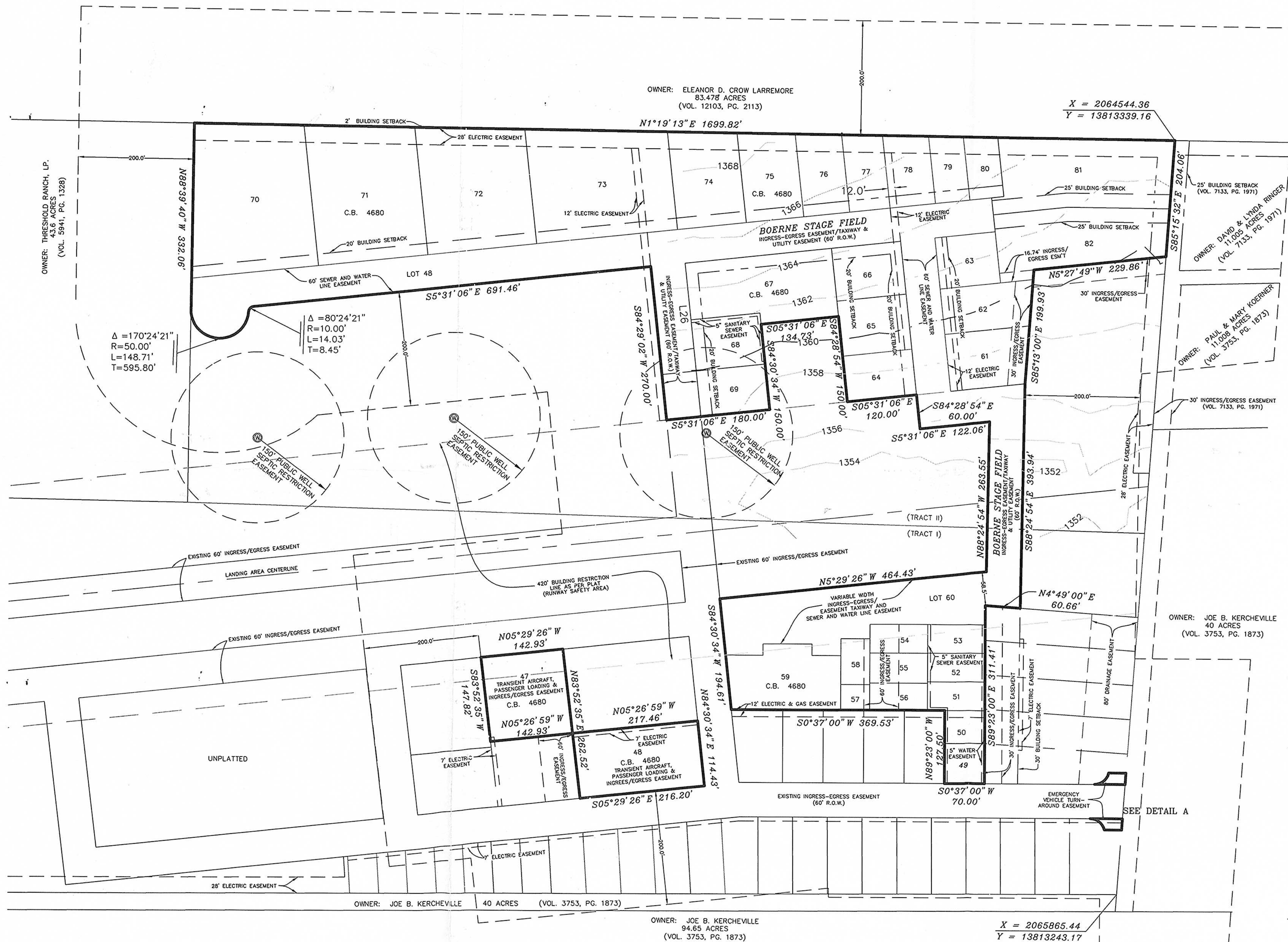
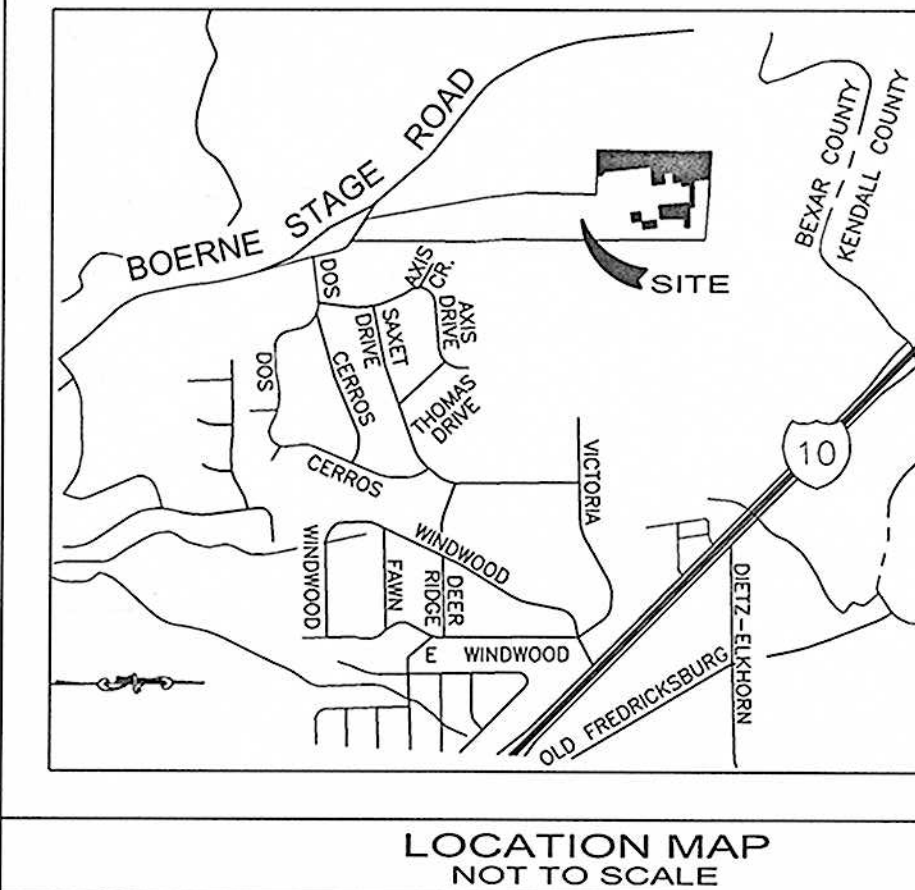
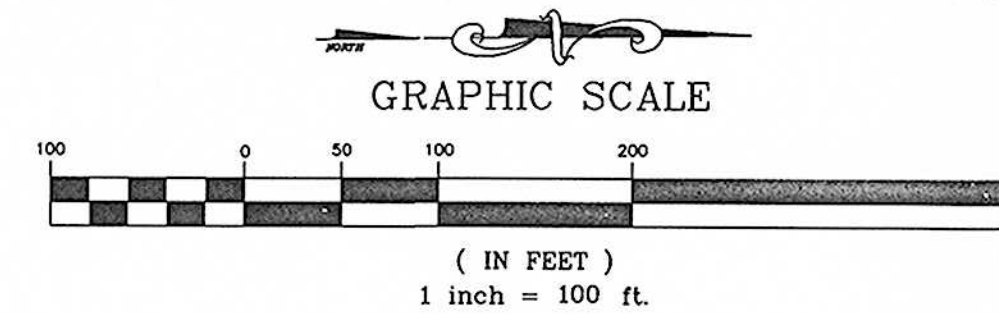


LEGEND  
PUD/LIMITS  
200' NOTIFICATION LINE  
NOTE 1: 60' INGRESS-EGRESS EASEMENT

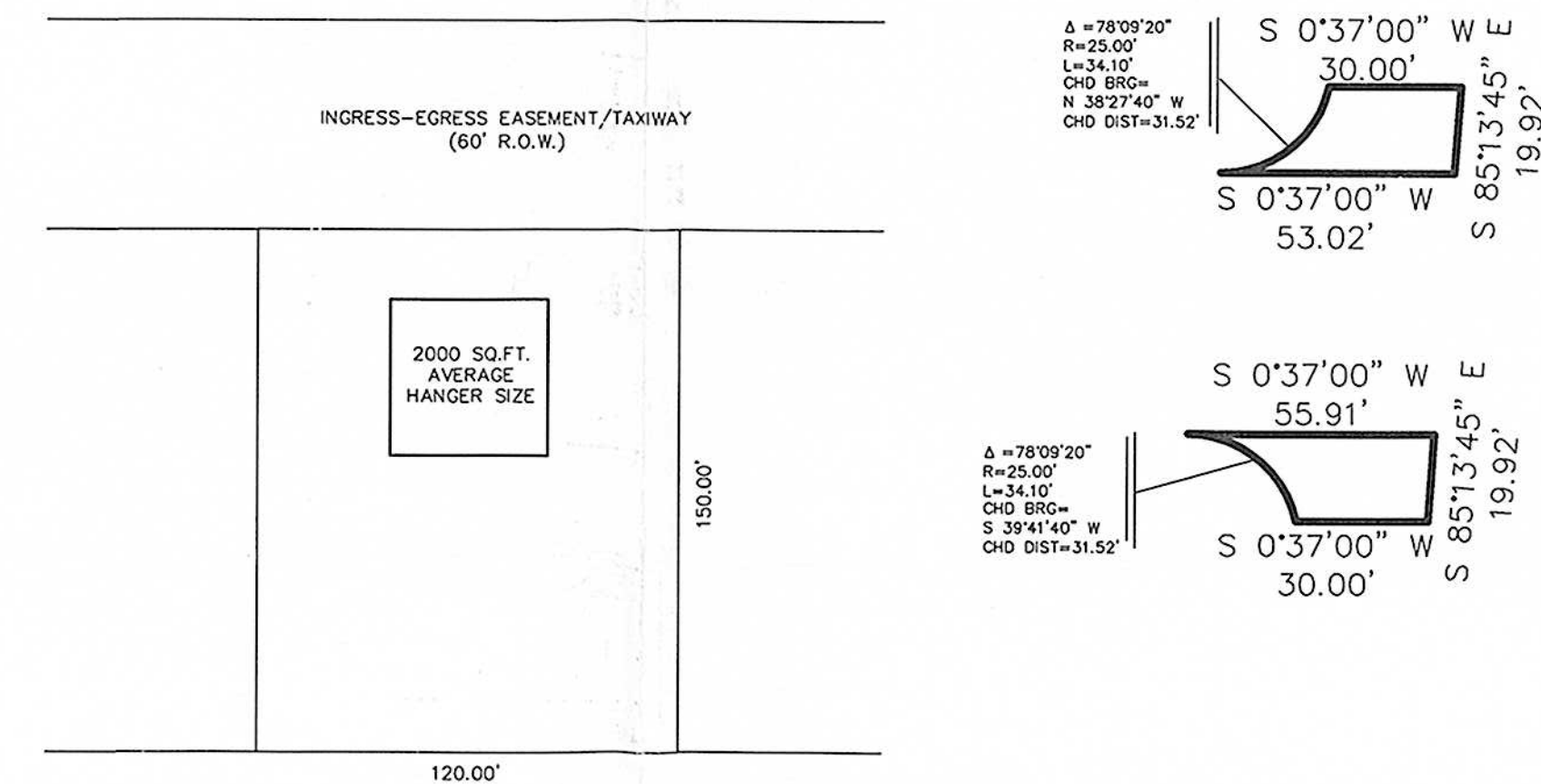
# BOERNE STAGE FIELD SUBDIVISION PUD PLAN

BEING 17.269 ACRES OF LAND ESTABLISHING LOTS 47-59, 61-82 AND LOT 60 BEING A VARIABLE WIDTH INGRESS-EGRESS EASEMENT/TAXIWAY & UTILITY EASEMENT, COUNTY BLOCK 4680, BEXAR COUNTY TEXAS. THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AS SCENIC LOOP ESTATES SUBDIVISION, AN ADDITION TO BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9510, PG. 199, DEED PLAT RECORDS OF BEXAR COUNTY, AND BEING OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT 123, COUNTY BLOCK 4680.



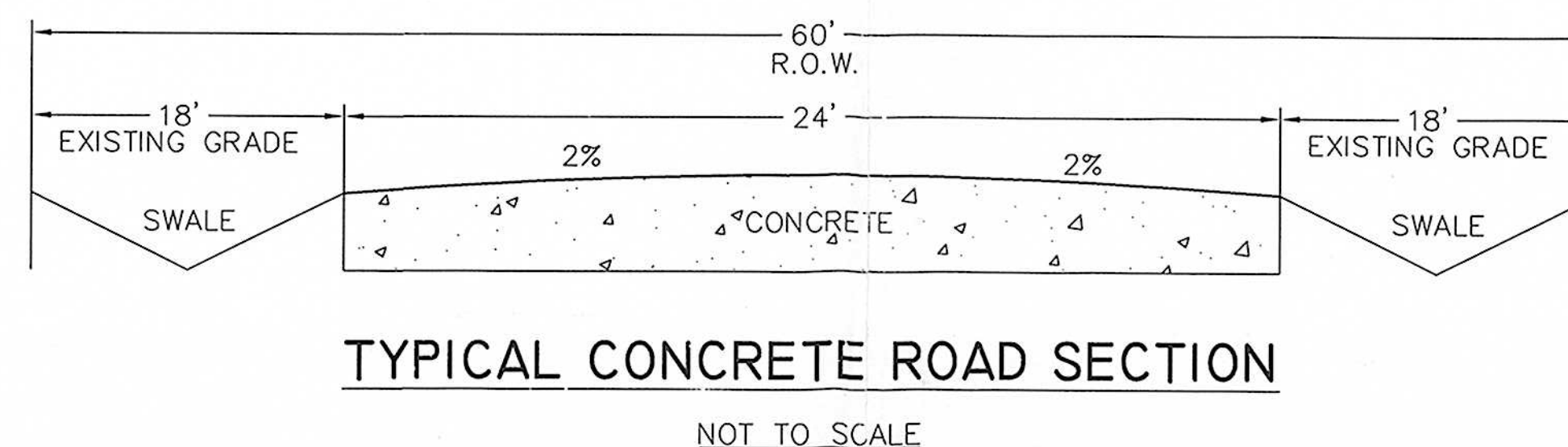
TYPICAL LOT DETAIL  
NOT TO SCALE

DETAIL A  
SCALE: 1" = 40'



#06-011  
THIS MASTER DEVELOPMENT PLAN OF BOERNE STAGE FIELD  
SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO  
TEXAS, AND APPROVED BY THE CITY COMMISSION ON A.D., 2007.  
DATE THIS DAY OF FEBRUARY  
BY: [Signature] CHAIRMAN  
BY: [Signature] SECRETARY

DENSITY AND OPEN SPACE RATIOS						
LAND USE	SIZE (AC.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (AC.)	STREET R.O.W (AC.)	% OPEN SPACE
AIRFIELD WITH HANGERS	17.269	35	2.03	1.97	4.432	57%
TOTAL	17.269	-	-	-	-	-



SUBDIVISION NAME: BOERNE STAGE FIELD  
P.U.D. PLAN ID: PUD 06-011  
OWNER: ROBERT BRUCE  
OWNER ADDRESS: 100 BOERNE STAGE FIELD BOERNE, TEXAS 78006  
DEVELOPER: ROBERT BRUCE  
DESIGNER/ENGINEER: SINCLAIR AND ASSOCIATES, INC. 3201 CHERRY RIDGE SUITE A101 SAN ANTONIO, TEXAS 78230  
ADJACENT PROPERTY OWNERS: AS SHOWN  
LEGAL: SCENIC LOOP ESTATES SUBDIVISION  
PROPOSED LAND USE: AIRFIELD WITH HANGERS  
FLOOD PLAIN: THIS PROPERTY IS LOCATED IN ZONE X ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM AS DEFINED BY FEDERAL EMERGENCY MANAGEMENT AGENCY, BEXAR COUNTY, TEXAS; FLOOD BOUNDARY MAP NUMBER 4802900000 E AS DATED FEBRUARY 16, 1996.  
E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.  
STREET: THE STREETS WILL BE PRIVATE  
NUMBER OF PHASES: 1  
BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.  
PROPERTY ZONING: THE PROPERTY IS ZONED OCL/ETJ  
CONNECTIVITY: TOTAL PROPERTY ACREAGE: 17.269 ACRES  
TOTAL ROAD ACREAGE: 4.432 ACRES

BOERNE STAGE FIELD  
BEXAR COUNTY, TEXAS  
P.U.D. PLAN

DATE: FEB. 23, 2005  
JOB NO.: S-200313430  
SHEET: 1 OF 1  
DRAWN BY: A.L.





**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Edward Campos

**DATE:** February 28, 2007

**Address:** 3201 Cherry Ridge #A101  
San Antonio, TX 78230

**FROM:** Robert Lombrano, Case Manager

**COPIES TO:** File

**SUBJECT:** PUD# 06-011

**Name:** Boerne Stage Field Subdivision

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken:

☒ APPROVED With Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

**Approved with the following Conditions:**

**CONDITIONS:**

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

**DSD – Traffic Impact Analysis & Streets** indicates the following requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Boerne Stage Field Subdivision PUD, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502 (a)(9).
- All access roadways shall provide clear sight distance and all signage, landscaping, and improvements shall be located so as to not to block clear sight distance.
- All commercial driveways for this project shall comply with UDC 35-506 (r) Access and Driveways.
- Sidewalks along interior and exterior are to be installed in accordance with UDC 35-506 (q).

**Parks and Recreation states:**

- Boerne Stage Field is a proposed commercial subdivision. UDC Section 35-344(g)(2) states that all commercial and industrial PUD plans must contain a minimum 20% open space. This subdivision provides 57 % open space.